HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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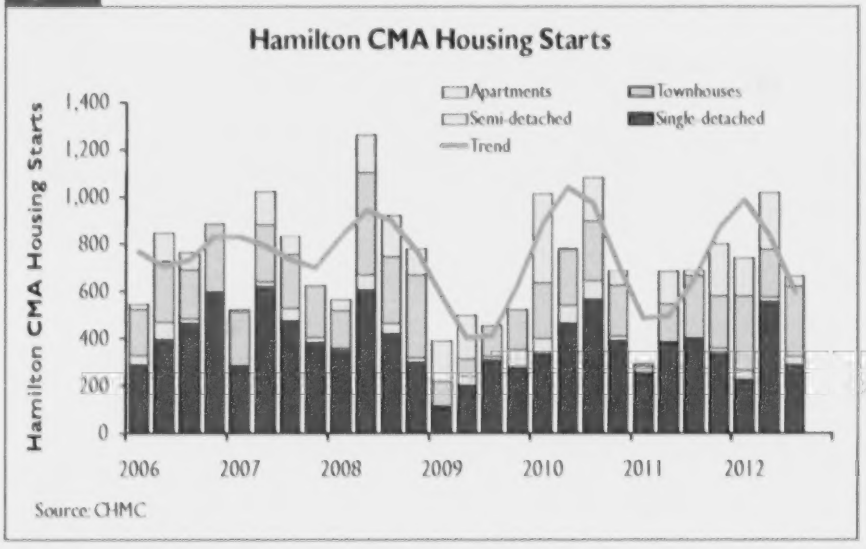
New Home Market

Total housing starts declined in the third quarter

After strong performance in the previous three quarters, Hamilton Census Metropolitan Area (CMA) total housing starts declined in the third quarter of 2012 compared to the same quarter of last year. The decline was entirely due to weaker construction activity in single-detached dwellings. This third quarter moderation marked the lowest quarterly number of total starts since the first quarter of 2011, when builders began construction of 294 units. Significant gains for semi-detached, row and apartment starts in the three months ending in September 2012 were not sufficient to completely offset the decline in single-detached starts.

Figure 1



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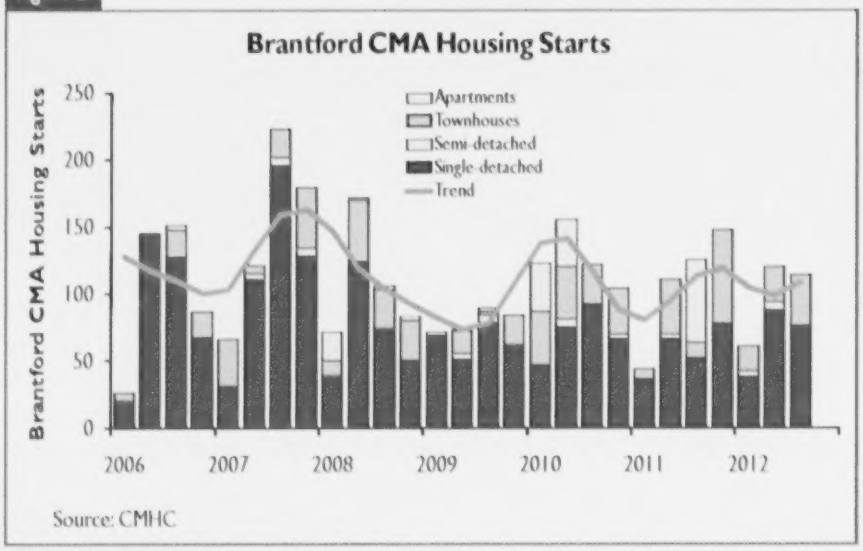
On a sub-market basis, between July and September 2012, the City of Hamilton was responsible for all the semi-detached, row and apartment starts. In essence, during the third quarter of 2012, no higher-density construction occurred in Burlington or Grimsby. Within the City of Hamilton, the lion's share of the third quarter semi-detached and row starts was recorded in Stoney Creek while the new condominium apartments in Ancaster and Flamborough areas accounted for all the apartment starts. Nonetheless, single-detached starts declined across all sub-markets.

Figure 2



Source: CMHC

As in the Hamilton CMA, between July and September 2012, total housing starts decreased in the Brantford CMA. However, the apartment segment was completely responsible for the decline in Brantford's total housing starts. Given that residential construction activity was particularly strong in the first half of 2012, the weaker performance in the third quarter of 2012 can be seen as a return to historical levels. Single-detached housing starts, which are less volatile and therefore a better indicator of the trend in construction activity, remained relatively healthy with a year-to-date increase of four per cent in Hamilton and 31 per cent in Brantford.

Many of the forces which have bolstered townhouse starts in the Hamilton CMA this year, such as low mortgage rates and surging in-migration of the first-time homebuyer age group (25-34), have produced similar results in the Brantford CMA. Townhouse starts in Brantford advanced by 19 units from the third quarter of 2011. Given that resale homes were relatively in short supply coupled with the price differential between a single-detached home and a townhouse, more people looking to buy in Hamilton or Brantford have turned to new townhouses for their housing needs. If the current pace of housing construction is maintained to year-end, townhouse starts are expected to hit a record high in both Hamilton and Brantford CMAs.

Resale Market

Existing home sales down in the third quarter

According to the Realtors Association of Hamilton-Burlington (RAHB), the third quarter seasonally adjusted existing home sales were down from the second quarter of 2012. Following a marginal increase in the first three months of the year, Hamilton's existing home market showed signs of slowdown in the past six months. In early 2012, a few households decided to pull their home purchase forward since they expected mortgage rates to increase. As a result, between April and September 2012, the Hamilton CMA saw lower sales activity. However, the expected interest rates hike did not materialize as the Bank of Canada held its benchmark rates unchanged due to the heightened global economic uncertainty. Nonetheless, at a seasonally adjusted level of 3,161 units, the third quarter sales can be seen as a return to more sustainable path and in line with the five-year quarterly average sales of approximately 3200 units.

Similar to conditions in the Hamilton CMA, the third quarter seasonally adjusted existing home sales in the Brantford CMA declined from the previous quarter. In fact, the third quarter decrease represents a fourth consecutive quarterly decline in sales activity in the area. Although the changes to mortgage insurance rules which came into effect in July will enhance long-term stability of the housing market, some first-time buyers may have decided to postpone

their purchase which was a factor dampening existing home sales in the third quarter of 2012.

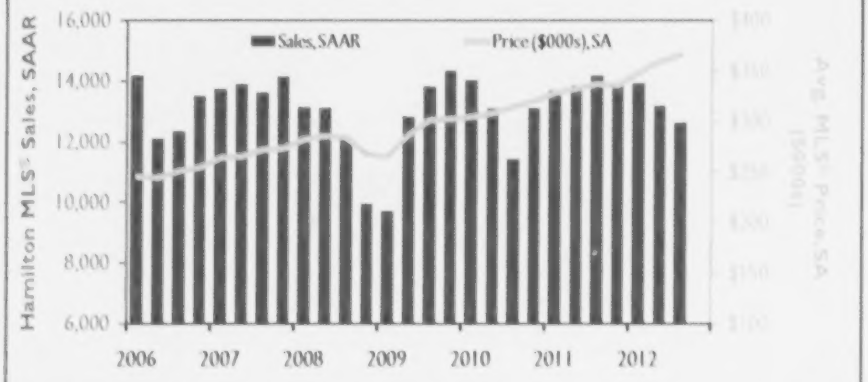
On a sub-market basis, the weakness in sales activity in September 2012 occurred across all areas, with the exception of Dundas and Grimsby where sales increased at a double-digit rate from September 2011. The resale market condition in Dundas was firmly entrenched in sellers' territory. Given that sellers had more bargaining power in Dundas, it took only 34 days for the average home to be sold in September 2012, down significantly from the 59 days recorded in September 2011. In comparison, it took longer for an average home to be sold in Ancaster, Stoney Creek and Gleenbrook which highlighted the steep declines in sales activity in these areas. With respect to growth in the average price, Grimsby posted the most price gain in September 2012 compared to the same month last year.

Slow average resale price growth

In the third quarter of 2012, the seasonally adjusted existing home average price in the Hamilton CMA increased very slowly from the second quarter of 2012 as the amount of new supply (measured by the level of new listings) outpaced the number of sales. The modest gain in average resale price was considered a relief for potential buyers as homeownership affordability slightly improved. On a year-over-year basis, however, the unadjusted existing home average price advanced eight per cent from the third quarter of 2011.

Figure 3

Hamilton MLS® Average Price and Sales



Source: CREA (MLS®).
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

Following five consecutive quarterly declines, the seasonally adjusted existing home new listings in Hamilton inched up one per cent in the second quarter and three per cent in the third quarter of 2012. As a consequence, the number of new listings reached its highest level since the third quarter of 2011. Essentially, between July and September 2012, more sellers listed their properties which resulted in resale homes being on the market for a bit longer than the previous quarter. More specifically, the number of new listings on the resale market in the third quarter represented a five-month of supply at the September sales pace, up from a four-month supply in the same quarter a year earlier.

Figure 4

Brantford MLS® Average Price and Sales

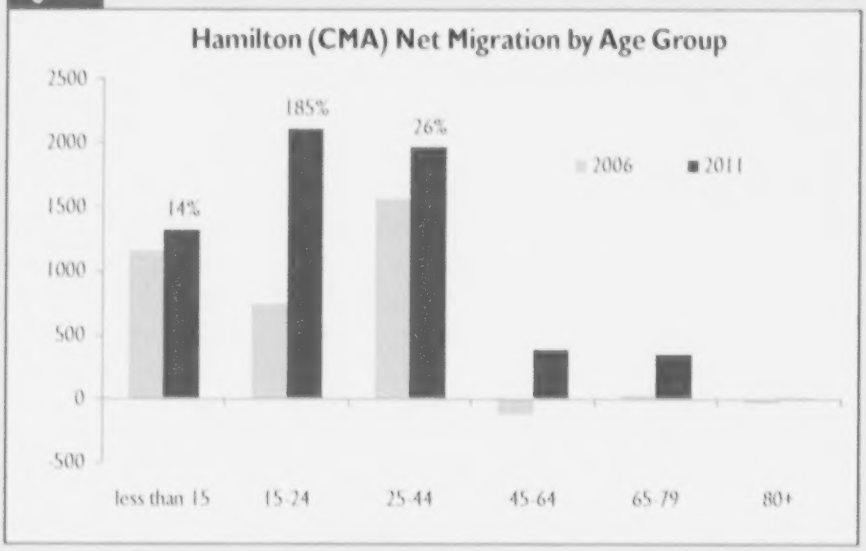
Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

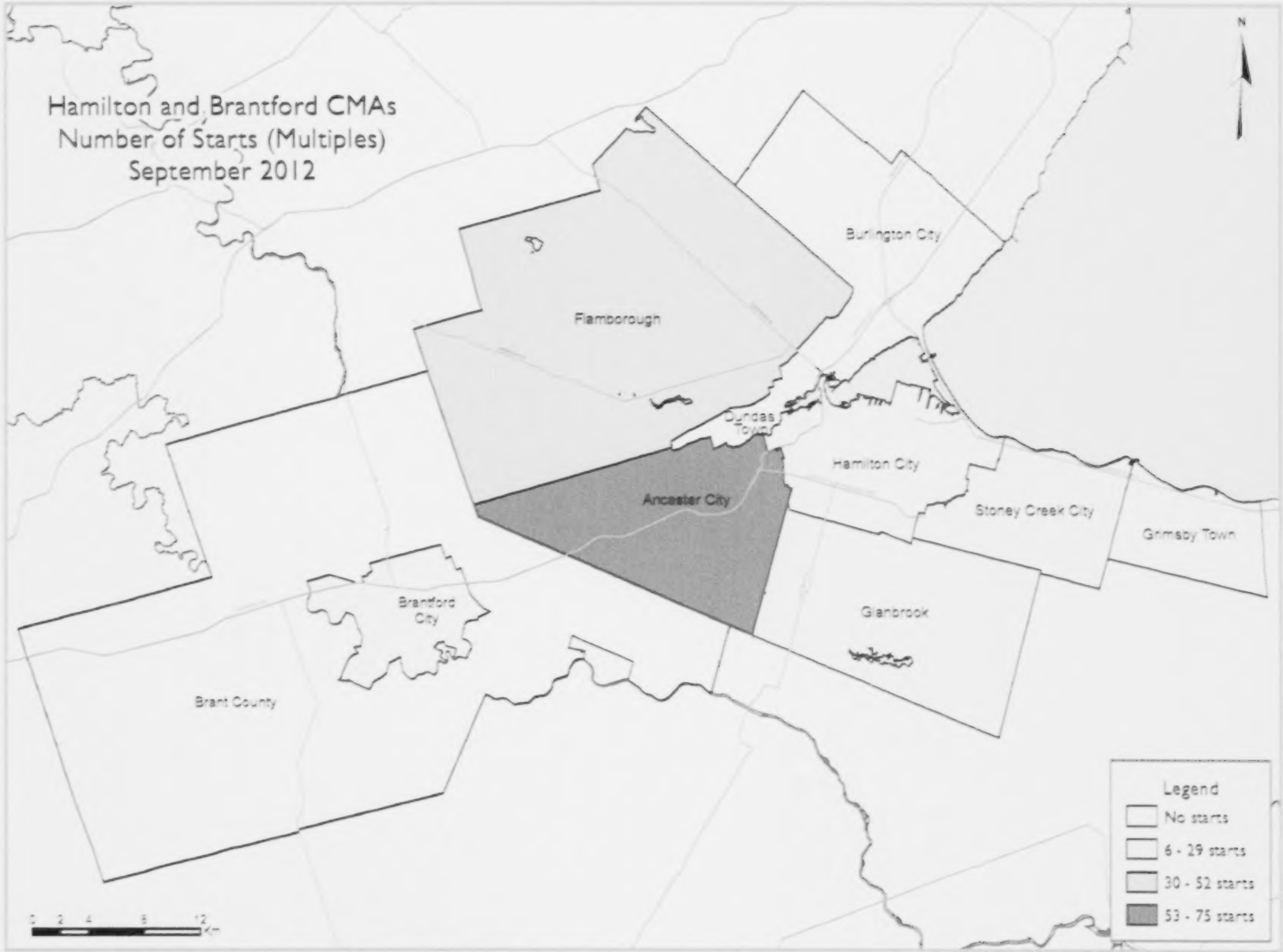
Hamilton CMA Attracts Younger Migrants

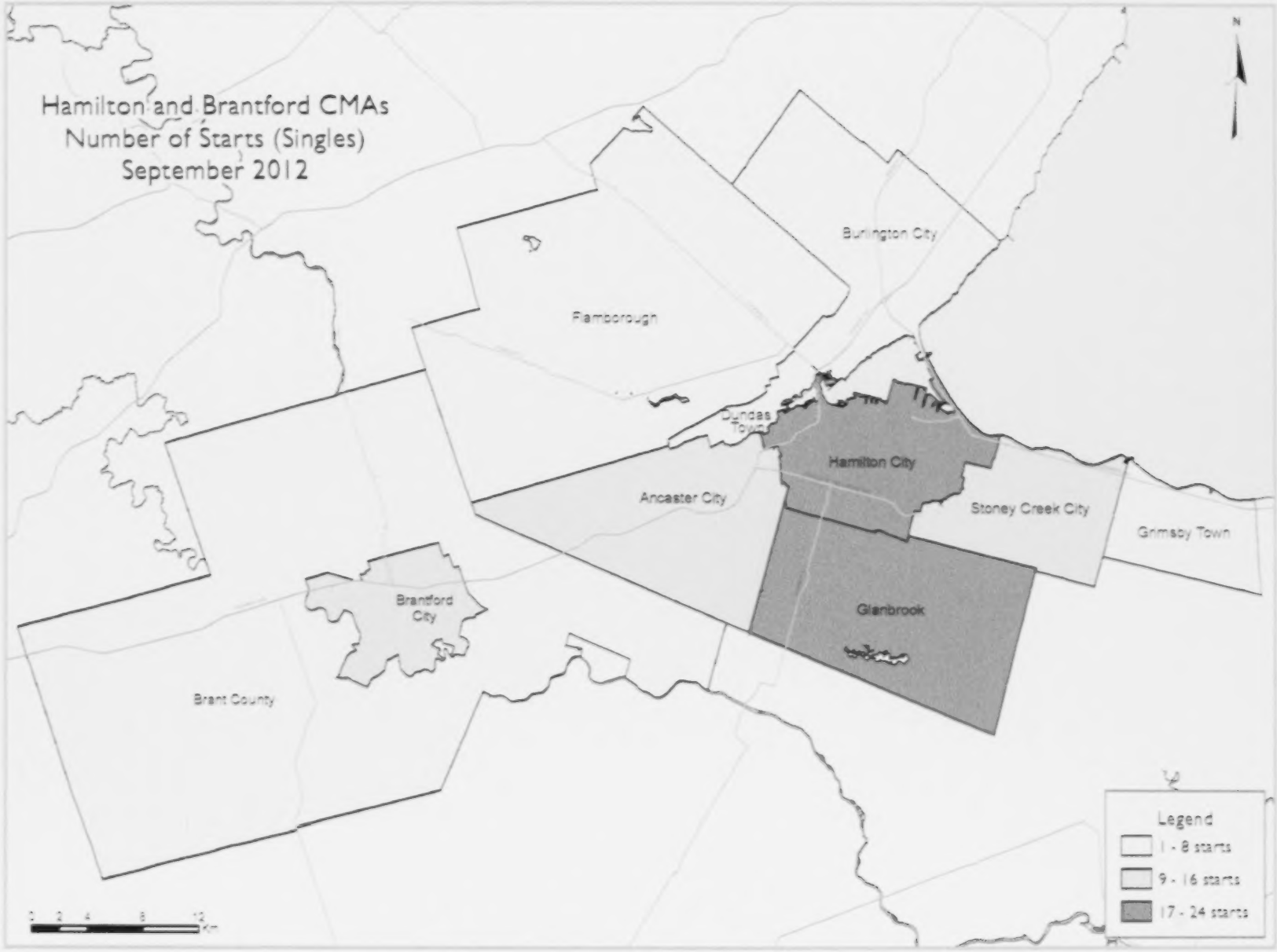
According to recent data released by Statistics Canada, between 2006 and 2011 on a net basis the number of migrants to the Hamilton CMA increased by approximately 26 per cent for the 25 to 44 age group. Some of these migrants came from the Greater Toronto Area (GTA). The homebuyer life cycle analysis indicates that the 25-44 age group accounts for a higher proportion of first-time buyers. As well this age group is more sensitive to home price fluctuation. Therefore, the house price differential between the GTA and the Hamilton CMA provides enough incentive for some people, particularly first-time homebuyers, to migrate from the GTA into Hamilton.

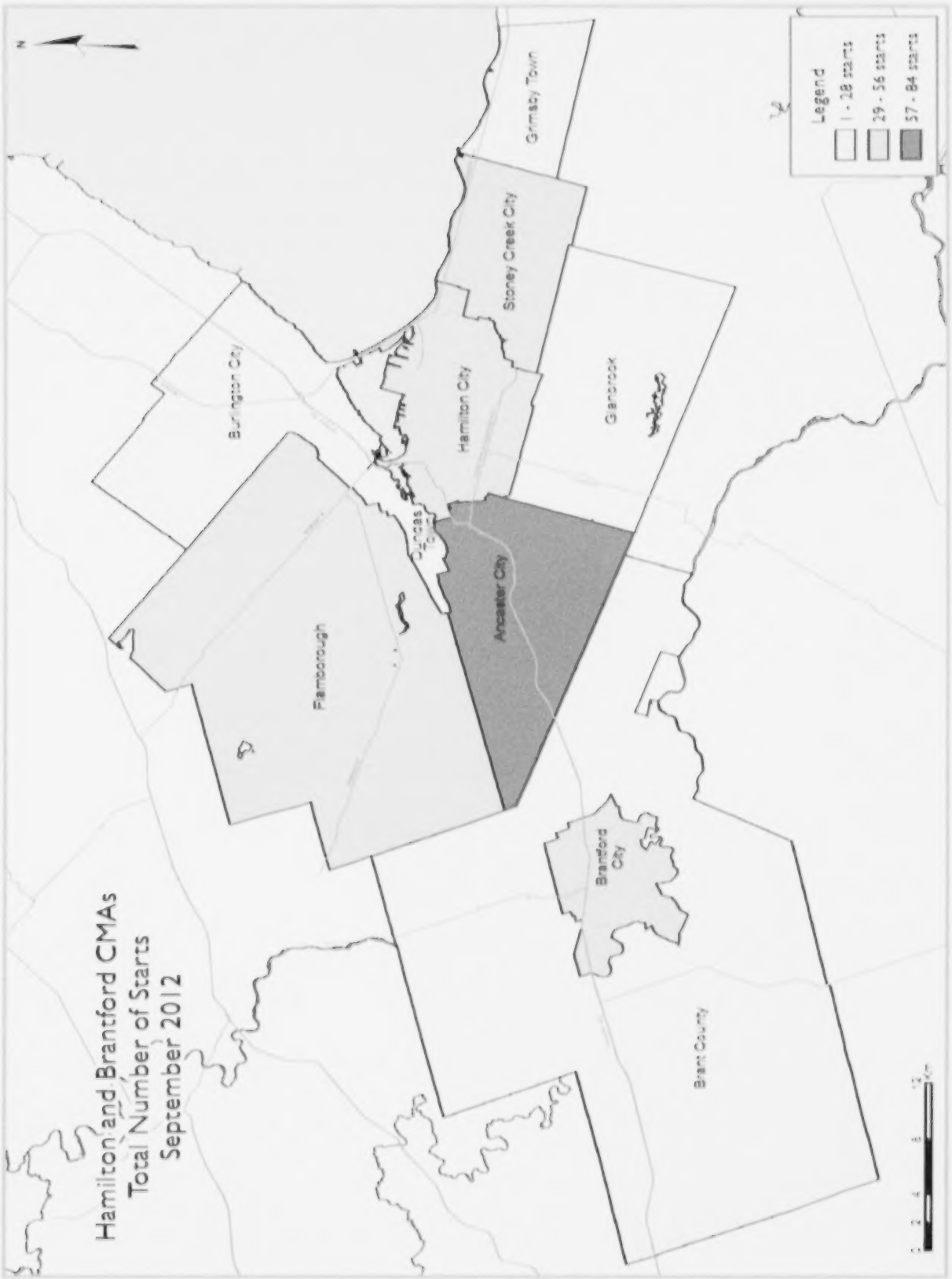
Put into perspective, as of September 2012, the average existing home price in the GTA cost $504,000. In comparison, as of the same month in 2012, the average existing home price in the Hamilton CMA cost $360,000 which translates into a gap of $144,000. Given the ease with which some people commute from Hamilton to Toronto for work, the price gap between the two areas will remain an influential factor for potential homebuyers. Essentially, with immigration as the main source of population growth across Canada, the influx of migrants to Hamilton will continue to support a healthy housing market activity in the area.

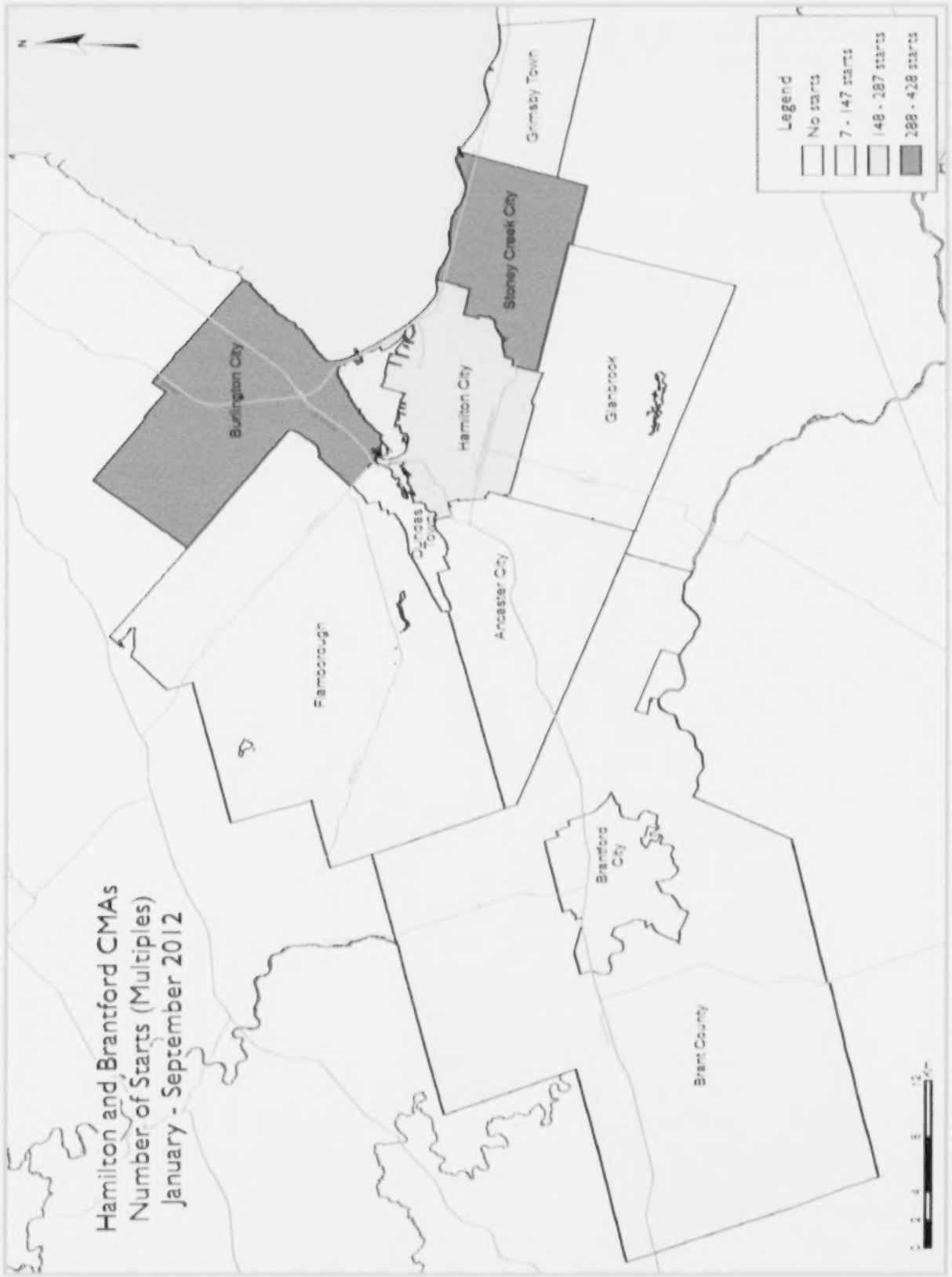
Figure 5

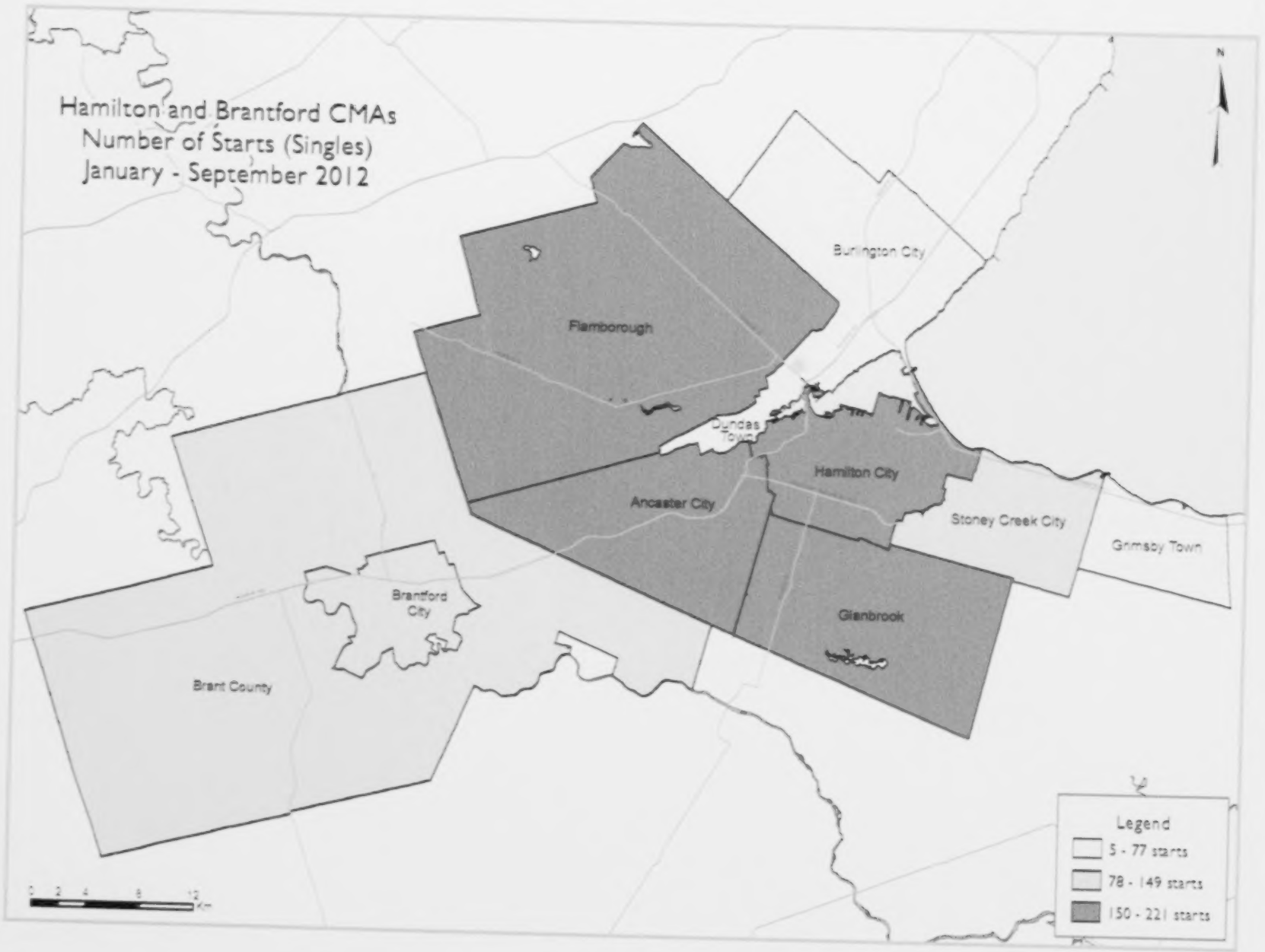


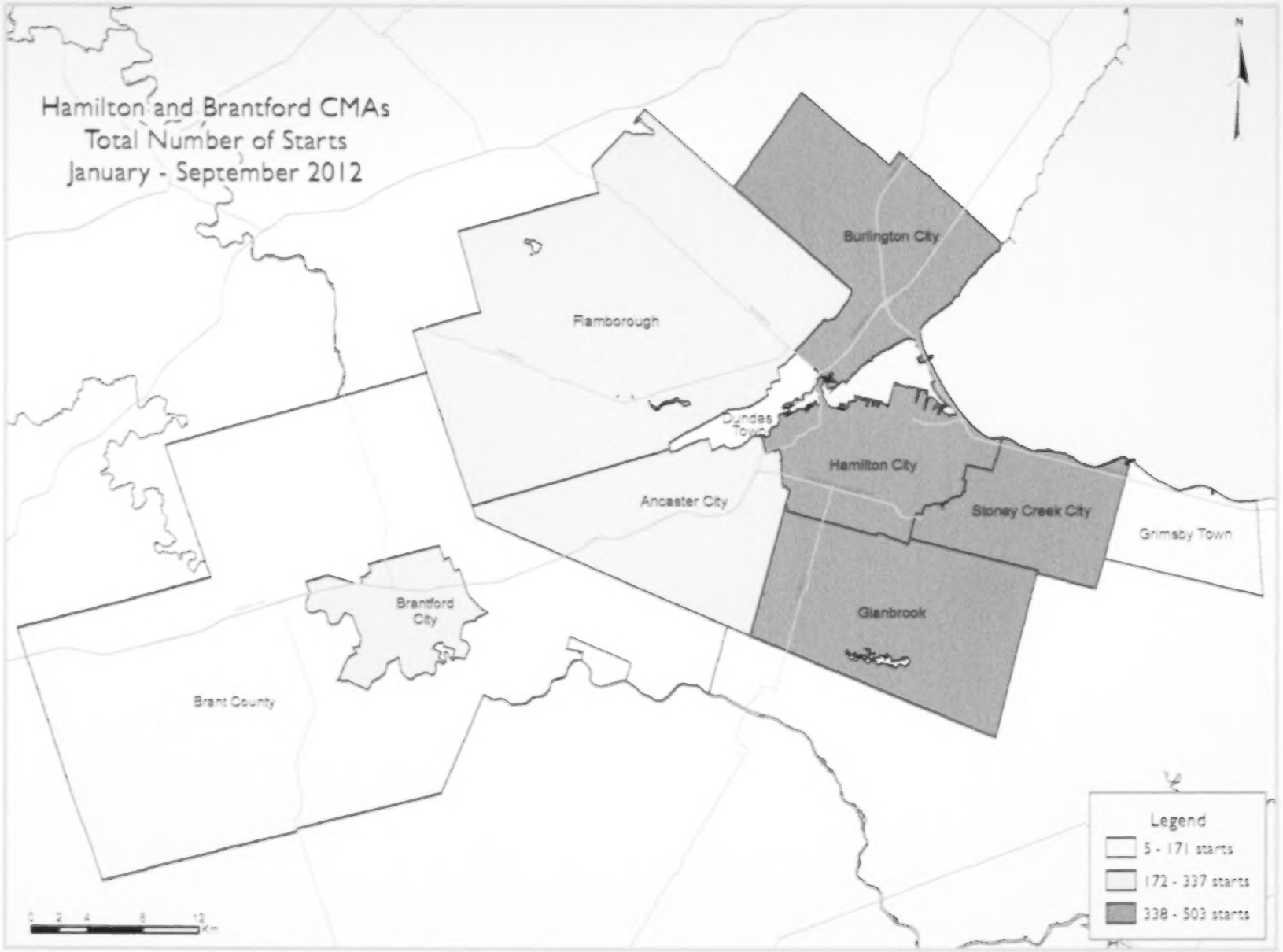

Hamilton and Brantford CMAs
Number of Starts (Multiples)
September 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
6 - 29 starts
30 - 52 starts
53 - 75 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
September 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
Legend
1 - 8 starts
9 - 16 starts
17 - 24 starts
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
September 2012
Legend
1 - 28 starts
29 - 56 starts
57 - 84 starts
N
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas
Ancaster City
Flamborough
Brantford City
Brant County


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - September 2012
Legend
No starts
7 - 147 starts
148 - 287 starts
288 - 428 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - September 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
5 - 77 starts
78 - 149 starts
150 - 221 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - September 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
5 - 171 starts
172 - 337 starts
338 - 503 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	82	20	39	0	61	39	0	0	241
September 2011	135	0	52	1	0	0	0	0	188
% Change	-39.3	n/a	-25.0	-100.0	n/a	n/a	n/a	n/a	28.2
Year-to-date 2012	1,069	88	495	4	260	380	60	66	2,422
Year-to-date 2011	1,025	6	344	8	108	75	0	95	1,661
% Change	4.3	**	43.9	-50.0	140.7	**	n/a	-30.5	45.8
UNDER CONSTRUCTION									
September 2012	884	60	330	4	291	694	150	123	2,536
September 2011	866	12	511	8	162	438	2	484	2,483
% Change	2.1	**	-35.4	-50.0	79.6	58.4	**	-74.6	2.1
COMPLETIONS									
September 2012	143	10	128	0	59	0	0	75	415
September 2011	66	2	8	1	12	90	0	2	181
% Change	116.7	**	**	-100.0	**	-100.0	n/a	**	129.3
Year-to-date 2012	970	56	565	10	242	124	6	290	2,263
Year-to-date 2011	1,069	78	365	10	111	90	0	65	1,788
% Change	-9.3	-28.2	54.8	0.0	118.0	37.8	n/a	**	26.6
COMPLETED & NOT ABSORBED									
September 2012	42	1	10	0	12	0	0	46	111
September 2011	39	0	5	1	3	0	0	0	48
% Change	7.7	n/a	100.0	-100.0	**	n/a	n/a	n/a	131.3
ABSORBED									
September 2012	152	9	127	0	59	0	0	46	393
September 2011	64	2	9	1	12	90	0	2	180
% Change	137.5	**	**	-100.0	**	-100.0	n/a	**	118.3
Year-to-date 2012	960	53	559	10	233	134	2	46	1,997
Year-to-date 2011	1,052	80	381	15	111	101	0	184	1,924
% Change	-8.7	-33.8	46.7	-33.3	109.9	32.7	n/a	-75.0	3.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	22	0	14	0	0	0	0	0	36
September 2011	12	0	0	0	0	0	0	61	73
% Change	83.3	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-50.7
Year-to-date 2012	202	10	53	0	26	0	4	0	295
Year-to-date 2011	154	4	42	0	19	0	0	61	280
% Change	31.2	150.0	26.2	n/a	36.8	n/a	n/a	-100.0	5.4
UNDER CONSTRUCTION									
September 2012	173	8	37	0	65	0	14	0	297
September 2011	117	4	32	0	56	0	0	61	270
% Change	47.9	100.0	15.6	n/a	16.1	n/a	n/a	-100.0	10.0
COMPLETIONS									
September 2012	6	0	6	0	10	0	0	0	22
September 2011	20	0	10	0	0	0	0	0	30
% Change	-70.0	n/a	-40.0	n/a	n/a	n/a	n/a	n/a	-26.7
Year-to-date 2012	159	2	21	0	56	0	25	61	324
Year-to-date 2011	187	6	16	0	38	0	12	0	259
% Change	-15.0	-66.7	31.3	n/a	47.4	n/a	108.3	n/a	25.1
COMPLETED & NOT ABSORBED									
September 2012	18	0	5	0	25	0	14	0	62
September 2011	23	3	5	0	18	0	6	0	55
% Change	-21.7	-100.0	0.0	n/a	38.9	n/a	133.3	n/a	12.7
ABSORBED									
September 2012	2	0	3	0	5	0	1	0	11
September 2011	25	0	9	0	7	0	0	0	41
% Change	-92.0	n/a	-66.7	n/a	-28.6	n/a	n/a	n/a	-73.2
Year-to-date 2012	170	5	30	0	44	0	17	0	266
Year-to-date 2011	194	3	17	0	46	3	6	4	273
% Change	-12.4	66.7	76.5	n/a	-4.3	-100.0	183.3	-100.0	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
September 2012	73	20	39	0	61	39	0	0	232
September 2011	105	0	8	1	0	0	0	0	114
Former Hamilton City									
September 2012	24	4	0	0	7	0	0	0	35
September 2011	13	0	0	0	0	0	0	0	13
Stoney Creek City									
September 2012	12	16	0	0	12	0	0	0	40
September 2011	9	0	8	0	0	0	0	0	17
Ancaster City									
September 2012	9	0	0	0	36	39	0	0	84
September 2011	62	0	0	1	0	0	0	0	63
Dundas Town									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	0	0	0	0	0	0	0	0	0
Flamborough									
September 2012	5	0	39	0	0	0	0	0	44
September 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2012	22	0	0	0	6	0	0	0	28
September 2011	19	0	0	0	0	0	0	0	19
City of Burlington									
September 2012	2	0	0	0	0	0	0	0	2
September 2011	25	0	0	0	0	0	0	0	25
Grimsby									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	5	0	44	0	0	0	0	0	49
Hamilton CMA									
September 2012	82	20	39	0	61	39	0	0	241
September 2011	135	0	52	1	0	0	0	0	188
Brant County									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	8	0	0	0	0	0	0	0	8
Brantford City									
September 2012	15	0	14	0	0	0	0	0	29
September 2011	4	0	0	0	0	0	0	61	65
Brantford CMA									
September 2012	22	0	14	0	0	0	0	0	36
September 2011	12	0	0	0	0	0	0	61	73

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
September 2012	767	60	247	4	277	170	150	48	1,723
September 2011	561	8	388	3	107	144	2	227	1,440
Former Hamilton City									
September 2012	180	6	27	0	29	128	150	24	544
September 2011	117	8	86	0	23	20	2	227	483
Stoney Creek City									
September 2012	104	26	153	0	66	0	0	0	349
September 2011	58	0	93	0	0	0	0	0	151
Ancaster City									
September 2012	143	0	0	4	89	39	0	24	299
September 2011	170	0	36	3	0	62	0	0	271
Dundas Town									
September 2012	6	0	0	0	0	0	0	0	6
September 2011	11	0	0	0	0	62	0	0	73
Flamborough									
September 2012	205	8	43	0	0	3	0	0	259
September 2011	26	0	51	0	0	0	0	0	77
Glanbrook									
September 2012	129	20	24	0	93	0	0	0	266
September 2011	179	0	122	0	84	0	0	0	385
City of Burlington									
September 2012	94	0	56	0	6	524	0	75	755
September 2011	269	4	28	0	43	294	0	257	895
Grimsby									
September 2012	23	0	27	0	8	0	0	0	58
September 2011	36	0	95	5	12	0	0	0	148
Hamilton CMA									
September 2012	884	60	330	4	291	694	150	123	2,536
September 2011	866	12	511	8	162	438	2	484	2,483
Brant County									
September 2012	69	2	0	0	5	0	0	0	76
September 2011	67	0	0	0	0	0	0	0	67
Brantford City									
September 2012	104	6	37	0	60	0	14	0	221
September 2011	50	4	32	0	56	0	0	61	203
Brantford CMA									
September 2012	173	8	37	0	65	0	14	0	297
September 2011	117	4	32	0	56	0	0	61	270

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
September 2012	135	10	53	0	32	0	0	0	230
September 2011	38	0	0	0	0	0	0	0	38
Former Hamilton City									
September 2012	20	6	6	0	0	0	0	0	32
September 2011	5	0	0	0	0	0	0	0	5
Stoney Creek City									
September 2012	14	0	36	0	0	0	0	0	50
September 2011	7	0	0	0	0	0	0	0	7
Ancaster City									
September 2012	34	0	0	0	19	0	0	0	53
September 2011	6	0	0	0	0	0	0	0	6
Dundas Town									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	1	0	0	0	0	0	0	0	1
Flamborough									
September 2012	16	4	11	0	0	0	0	0	31
September 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2012	51	0	0	0	13	0	0	0	64
September 2011	17	0	0	0	0	0	0	0	17
City of Burlington									
September 2012	4	0	48	0	27	0	0	75	154
September 2011	12	2	8	0	12	90	0	2	126
Grimsby									
September 2012	4	0	27	0	0	0	0	0	31
September 2011	16	0	0	1	0	0	0	0	17
Hamilton CMA									
September 2012	143	10	128	0	59	0	0	75	415
September 2011	66	2	8	1	12	90	0	2	181
Brant County									
September 2012	2	0	0	0	10	0	0	0	12
September 2011	10	0	0	0	0	0	0	0	10
Brantford City									
September 2012	4	0	6	0	0	0	0	0	10
September 2011	10	0	10	0	0	0	0	0	20
Brantford CMA									
September 2012	6	0	6	0	10	0	0	0	22
September 2011	20	0	10	0	0	0	0	0	30

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
September 2012	26	1	7	0	8	0	0	0	42
September 2011	26	0	5	1	0	0	0	0	32
Former Hamilton City									
September 2012	3	1	3	0	0	0	0	0	7
September 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
September 2012	13	0	2	0	0	0	0	0	15
September 2011	14	0	2	0	0	0	0	0	16
Ancaster City									
September 2012	4	0	0	0	3	0	0	0	7
September 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	1	0	0	0	0	1
Flamborough									
September 2012	3	0	1	0	0	0	0	0	4
September 2011	1	0	0	0	0	0	0	0	1
Glanbrook									
September 2012	3	0	1	0	5	0	0	0	9
September 2011	3	0	3	0	0	0	0	0	6
City of Burlington									
September 2012	9	0	0	0	3	0	0	46	58
September 2011	1	0	0	0	3	0	0	0	4
Grimsby									
September 2012	7	0	3	0	1	0	0	0	11
September 2011	12	0	0	0	0	0	0	0	12
Hamilton CMA									
September 2012	42	1	10	0	12	0	0	46	111
September 2011	39	0	5	1	3	0	0	0	48
Brant County									
September 2012	9	0	0	0	8	0	0	0	17
September 2011	6	0	3	0	4	0	0	0	13
Brantford City									
September 2012	9	0	5	0	17	0	14	0	45
September 2011	17	3	2	0	14	0	6	0	42
Brantford CMA									
September 2012	18	0	5	0	25	0	14	0	62
September 2011	23	3	5	0	18	0	6	0	55

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
September 2012	144	9	52	0	32	0	0	0	237
September 2011	38	0	1	0	0	0	0	0	39
Former Hamilton City									
September 2012	21	5	6	0	0	0	0	0	32
September 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
September 2012	20	0	35	0	0	0	0	0	55
September 2011	7	0	1	0	0	0	0	0	8
Ancaster City									
September 2012	35	0	0	0	19	0	0	0	54
September 2011	6	0	0	0	0	0	0	0	6
Dundas Town									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	1	0	0	0	0	0	0	0	1
Flamborough									
September 2012	16	4	11	0	0	0	0	0	31
September 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2012	52	0	0	0	13	0	0	0	65
September 2011	16	0	0	0	0	0	0	0	16
City of Burlington									
September 2012	5	0	48	0	27	0	0	46	126
September 2011	12	2	8	0	12	90	0	2	126
Grimsby									
September 2012	3	0	27	0	0	0	0	0	30
September 2011	14	0	0	1	0	0	0	0	15
Hamilton CMA									
September 2012	152	9	127	0	59	0	0	46	393
September 2011	64	2	9	1	12	90	0	2	180
Brant County									
September 2012	1	0	0	0	5	0	0	0	6
September 2011	9	0	1	0	0	0	0	0	10
Brantford City									
September 2012	1	0	3	0	0	0	1	0	5
September 2011	16	0	8	0	7	0	0	0	31
Brantford CMA									
September 2012	2	0	3	0	5	0	1	0	11
September 2011	25	0	9	0	7	0	0	0	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Hamilton CMA	82	136	20	0	100	52	39	0	241	188	28.2
City of Hamilton	73	106	20	0	100	8	39	0	232	114	103.5
Former Hamilton City	24	13	4	0	7	0	0	0	35	13	169.2
Stoney Creek City	12	9	16	0	12	8	0	0	40	17	135.3
Ancaster City	9	63	0	0	36	0	39	0	84	63	33.3
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	5	2	0	0	39	0	0	0	44	2	**
Glanbrook	22	19	0	0	6	0	0	0	28	19	47.4
City of Burlington	2	25	0	0	0	0	0	0	2	25	-92.0
Grimsby	7	5	0	0	0	44	0	0	7	49	-85.7
Brantford CMA	22	12	0	0	14	0	0	61	36	73	-50.7
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	15	4	0	0	14	0	0	61	29	65	-55.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	1,073	1,033	88	6	815	452	446	170	2,422	1,661	45.8
City of Hamilton	967	691	88	2	655	326	108	95	1818	1114	63.2
Former Hamilton City	201	140	8	0	104	74	66	95	379	309	22.7
Stoney Creek City	135	73	26	2	275	55	0	0	436	130	**
Ancaster City	188	184	0	0	87	31	39	0	314	215	46.0
Dundas Town	5	6	0	0	0	0	0	0	5	6	-16.7
Flamborough	221	36	34	0	77	34	3	0	335	70	**
Glanbrook	217	252	20	0	112	132	0	0	349	384	-9.1
City of Burlington	75	265	0	4	90	31	338	75	503	375	34.1
Grimsby	31	77	0	0	70	95	0	0	101	172	-41.3
Brantford CMA	202	154	10	4	83	61	0	61	295	280	5.4
Brant County	80	n/a	2	n/a	5	n/a	0	n/a	87	n/a	n/a
Brantford City	122	93	8	4	78	61	0	61	208	219	-5.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Hamilton CMA	100	52	0	0	39	0	0	0
City of Hamilton	100	8	0	0	39	0	0	0
Former Hamilton City	7	0	0	0	0	0	0	0
Stoney Creek City	12	8	0	0	0	0	0	0
Ancaster City	36	0	0	0	39	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Hamborough	39	0	0	0	0	0	0	0
Glanbrook	6	0	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	44	0	0	0	0	0	0
Brantford CMA	14	0	0	0	0	0	0	61
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	0	0	0	0	0	0	61

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	755	452	60	0	380	75	66	95
City of Hamilton	595	326	60	0	42	0	66	95
Former Hamilton City	44	74	60	0	0	0	66	95
Stoney Creek City	275	55	0	0	0	0	0	0
Ancaster City	87	31	0	0	39	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Hamborough	77	34	0	0	3	0	0	0
Glanbrook	112	132	0	0	0	0	0	0
City of Burlington	90	31	0	0	338	75	0	0
Grimsby	70	95	0	0	0	0	0	0
Brantford CMA	79	61	4	0	0	0	0	61
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	74	61	4	0	0	0	0	61

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Hamilton CMA	141	187	100	1	0	0	241	188
City of Hamilton	132	113	100	1	0	0	232	114
Former Hamilton City	28	13	*7*	0	0	0	35	13
Stoney Creek City	28	17	12	0	0	0	40	17
Ancaster City	9	62	75	1	0	0	84	63
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	44	2	0	0	0	0	44	2
Glanbrook	22	19	6	0	0	0	28	19
City of Burlington	2	25	0	0	0	0	2	25
Grimsby	*7*	49	0	0	0	0	*7*	49
Brantford CMA	36	12	0	0	0	61	36	73
Brant County	*7*	n/a	0	n/a	0	n/a	*7*	n/a
Brantford City	29	4	0	0	0	61	29	65

Table 2.5: Starts by Submarket and by Intended Market
January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,652	1,375	644	191	126	95	2,422	1,661
City of Hamilton	1,400	939	292	80	126	95	1,818	1,114
Former Hamilton City	246	202	*7*	12	126	95	379	309
Stoney Creek City	357	130	79	0	0	0	436	130
Ancaster City	184	209	130	6	0	0	314	215
Dundas Town	5	6	0	0	0	0	5	6
Flamborough	332	70	3	0	0	0	335	70
Glanbrook	276	322	73	62	0	0	349	384
City of Burlington	159	269	344	106	0	0	503	375
Grimsby	93	167	8	5	0	0	101	172
Brantford CMA	265	200	26	19	4	61	295	280
Brant County	82	n/a	5	n/a	0	n/a	87	n/a
Brantford City	183	139	21	19	4	61	208	219

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Hamilton CMA	143	67	10	2	187	20	75	92	415	181	129.3
City of Hamilton	135	38	10	0	85	0	0	0	230	38	**
Former Hamilton City	20	5	6	0	6	0	0	0	32	5	**
Stoney Creek City	14	7	0	0	36	0	0	0	50	7	**
Ancaster City	34	6	0	0	19	0	0	0	53	6	**
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	16	2	4	0	11	0	0	0	31	2	**
Glanbrook	51	17	0	0	13	0	0	0	64	17	**
City of Burlington	4	12	0	2	75	20	75	92	154	126	22.2
Grimsby	4	17	0	0	27	0	0	0	31	17	82.4
Brantford CMA	6	20	0	0	16	10	0	0	22	30	-26.7
Brant County	2	n/a	0	n/a	10	n/a	0	n/a	12	n/a	n/a
Brantford City	4	10	0	0	6	10	0	0	10	20	-50.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	980	1079	58	82	811	472	414	155	2263	1788	26.6
City of Hamilton	705	818	58	26	521	342	339	63	1623	1249	29.9
Former Hamilton City	102	154	12	0	113	59	215	63	442	276	60.1
Stoney Creek City	111	133	0	12	138	83	0	0	249	228	9.2
Ancaster City	231	277	0	0	64	43	62	0	357	320	11.6
Dundas Town	8	27	0	0	0	0	62	0	70	27	159.3
Flamborough	38	67	32	14	67	92	0	0	137	173	-20.8
Glanbrook	215	160	14	0	139	58	0	0	368	218	68.8
City of Burlington	239	188	0	56	102	96	75	92	416	432	-3.7
Grimsby	36	73	0	0	188	34	0	0	224	107	109.3
Brantford CMA	159	187	2	6	102	66	61	0	324	259	25.1
Brant County	92	n/a	0	n/a	21	n/a	0	n/a	113	n/a	n/a
Brantford City	67	129	2	6	81	47	61	0	211	182	15.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Hamilton CMA	187	20	0	0	0	90	75	2
City of Hamilton	85	0	0	0	0	0	0	0
Former Hamilton City	6	0	0	0	0	0	0	0
Stoney Creek City	36	0	0	0	0	0	0	0
Ancaster City	19	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	11	0	0	0	0	0	0	0
Glanbrook	13	0	0	0	0	0	0	0
City of Burlington	75	20	0	0	0	90	75	2
Grimsby	27	0	0	0	0	0	0	0
Brantford CMA	16	10	0	0	0	0	0	0
Brant County	10	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	10	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	807	472	4	0	124	90	290	65
City of Hamilton	517	342	4	0	124	0	215	63
Former Hamilton City	109	59	4	0	0	0	215	63
Stoney Creek City	138	83	0	0	0	0	0	0
Ancaster City	64	43	0	0	62	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	67	92	0	0	0	0	0	0
Glanbrook	139	58	0	0	0	0	0	0
City of Burlington	102	96	0	0	0	90	75	2
Grimsby	188	34	0	0	0	0	0	0
Brantford CMA	77	54	25	12	0	0	61	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	56	35	25	12	0	0	61	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Hamilton CMA	**281**	**76**	**59**	**103**	**75**	**2**	**415**	**181**
City of Hamilton	198	38	32	0	0	0	230	38
Former Hamilton City	32	5	0	0	0	0	32	5
Stoney Creek City	50	7	0	0	0	0	50	7
Ancaster City	34	6	19	0	0	0	53	6
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	31	2	0	0	0	0	31	2
Glanbrook	51	17	13	0	0	0	64	17
City of Burlington	52	22	27	102	75	2	154	126
Grimsby	31	16	0	1	0	0	31	17
Brantford CMA	**12**	**30**	**10**	**0**	**0**	**0**	**22**	**30**
Brant County	2	n/a	10	n/a	0	n/a	12	n/a
Brantford City	10	20	0	0	0	0	10	20

Table 3.5: Completions by Submarket and by Intended Market
January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	**1,591**	**1,512**	**376**	**211**	**296**	**65**	**2,263**	**1,788**
City of Hamilton	1,095	1,093	307	93	221	63	1,623	1,249
Former Hamilton City	188	173	33	40	221	63	442	276
Stoney Creek City	249	223	0	5	0	0	249	228
Ancaster City	248	308	109	12	0	0	357	320
Dundas Town	8	24	62	3	0	0	70	27
Flamborough	137	173	0	0	0	0	137	173
Glanbrook	265	185	103	33	0	0	368	218
City of Burlington	287	318	54	112	75	2	416	432
Grimsby	209	101	15	6	0	0	224	107
Brantford CMA	**182**	**209**	**56**	**38**	**86**	**12**	**324**	**259**
Brant County	92	n/a	21	n/a	0	n/a	113	n/a
Brantford City	90	145	35	25	86	12	211	182

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
September 2012	18	12.8	23	16.3	53	37.6	15	10.6	32	22.7	141	429,900	455,458
September 2011	11	28.9	10	26.3	5	13.2	4	10.5	8	21.1	38	385,900	471,093
Year-to-date 2012	96	13.9	121	17.5	200	28.9	102	14.7	174	25.1	693	429,900	464,212
Year-to-date 2011	229	29.5	234	30.2	158	20.4	68	8.8	87	11.2	776	384,950	408,434
Former Hamilton City													
September 2012	2	10.0	1	5.0	7	35.0	3	15.0	7	35.0	20	452,650	468,974
September 2011	1	16.7	4	66.7	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2012	12	12.5	13	13.5	35	36.5	10	10.4	26	27.1	96	429,000	448,928
Year-to-date 2011	29	19.6	74	50.0	32	21.6	9	6.1	4	2.7	148	389,764	386,605
Stoney Creek City													
September 2012	0	0.0	6	30.0	7	35.0	3	15.0	4	20.0	20	429,900	470,250
September 2011	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	--	--
Year-to-date 2012	2	1.8	28	25.2	36	32.4	15	13.5	30	27.0	111	439,900	519,110
Year-to-date 2011	25	18.8	45	33.8	37	27.8	8	6.0	18	13.5	133	395,900	440,634
Ancaster City													
September 2012	0	0.0	2	5.9	14	41.2	8	23.5	10	29.4	34	455,385	507,031
September 2011	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2012	3	1.3	14	6.2	78	34.7	56	24.9	74	32.9	225	481,990	503,088
Year-to-date 2011	93	35.6	61	23.4	47	18.0	25	9.6	35	13.4	261	376,321	408,972
Dundas Town													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	1	11.1	2	22.2	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2011	0	0.0	1	3.8	4	15.4	10	38.5	11	42.3	26	489,500	500,773
Flamborough													
September 2012	0	0.0	1	6.7	13	86.7	0	0.0	1	6.7	15	430,000	434,267
September 2011	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	4	12.1	14	42.4	5	15.2	10	30.3	33	445,000	498,721
Year-to-date 2011	12	21.1	17	29.8	12	21.1	8	14.0	8	14.0	57	399,990	433,623
Glanbrook													
September 2012	16	30.8	13	25.0	12	23.1	1	1.9	10	19.2	52	390,040	416,964
September 2011	8	50.0	3	18.8	5	31.3	0	0.0	0	0.0	16	342,495	356,970
Year-to-date 2012	78	35.6	60	27.4	35	16.0	14	6.4	32	14.6	219	377,990	398,451
Year-to-date 2011	70	46.4	36	23.8	26	17.2	8	5.3	11	7.3	151	354,990	375,127
City of Burlington													
September 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
September 2011	0	0.0	1	8.3	6	50.0	4	33.3	1	8.3	12	445,990	506,741
Year-to-date 2012	0	0.0	3	1.3	14	6.0	50	21.6	165	71.1	232	523,995	627,472
Year-to-date 2011	0	0.0	9	4.8	35	18.6	60	31.9	84	44.7	188	496,490	802,156
Grimsby													
September 2012	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
September 2011	1	6.7	2	13.3	8	53.3	1	6.7	3	20.0	15	431,900	455,903
Year-to-date 2012	0	0.0	1	2.9	16	47.1	12	35.3	5	14.7	34	452,445	487,945
Year-to-date 2011	19	26.0	23	31.5	17	23.3	7	9.6	7	9.6	73	389,900	411,581

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
September 2012	18	12.1	23	15.4	54	36.2	17	11.4	37	24.8	149	430,000	471,566
September 2011	12	18.5	13	20.0	19	29.2	9	13.8	12	18.5	65	424,814	474,168
Year-to-date 2012	96	10.0	125	13.0	230	24.0	164	17.1	344	35.9	959	458,990	504,549
Year-to-date 2011	248	23.9	266	25.7	210	20.3	135	13.0	178	17.2	1,037	400,000	480,034

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
September 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	23	24.5	14	14.9	7	7.4	10	10.6	40	42.6	94	467,450	501,354
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
September 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2011	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	277,500	268,100
Year-to-date 2012	63	82.9	10	13.2	1	1.3	1	1.3	1	1.3	76	289,450	303,436
Year-to-date 2011	125	89.3	13	9.3	1	0.7	0	0.0	1	0.7	140	289,450	288,417
Brantford CMA													
September 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2011	18	72.0	1	4.0	1	4.0	0	0.0	5	20.0	25	299,900	385,020
Year-to-date 2012	86	50.6	24	14.1	8	4.7	11	6.5	41	24.1	170	348,645	412,873
Year-to-date 2011	137	70.6	20	10.3	7	3.6	5	2.6	25	12.9	194	309,000	349,215

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2012						
Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	**471,566**	**474,168**	**-0.5**	**504,549**	**480,034**	**5.1**
City of Hamilton	455,458	471,093	-3.3	464,212	408,434	13.7
Former Hamilton City	468,974	--	n/a	448,928	386,605	16.1
Stoney Creek City	470,250	--	n/a	519,110	440,634	17.8
Ancaster City	507,031	--	n/a	503,088	408,972	23.0
Dundas Town	--	--	n/a	--	500,773	n/a
Flamborough	434,267	--	n/a	498,721	433,623	15.0
Glanbrook	416,964	356,970	16.8	398,451	375,127	6.2
City of Burlington	--	506,741	n/a	627,472	802,156	-21.8
Grimsby	--	455,903	n/a	487,945	411,581	18.6
Brantford CMA	**--**	**385,020**	**n/a**	**412,873**	**349,215**	**18.2**
Brant County	--	n/a	n/a	501,354	n/a	n/a
Brantford City	--	268,100	n/a	303,436	288,417	5.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton September 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,092	2,088	1,509	72.4	369,292	7.1	357,971
	June	1,295	-14.9	1,075	1,796	1,575	68.3	363,162	6.9	358,931
	July	1,190	-8.7	1,066	1,595	1,569	67.9	345,807	-1.0	356,869
	August	1,070	-11.3	1,067	1,389	1,515	70.4	364,464	13.5	372,361
	September	884	-21.9	1,028	1,690	1,684	61.0	359,406	12.8	369,130
	October									
	November									
	December									
	Q3 2011	3,641	23.4		5,052			330,341	7.0	
	Q3 2012	3,144	-13.7		4,674			355,980	7.8	
	YTD 2011	11,166	8.4		17,610			334,128	7.3	
	YTD 2012	10,502	-5.9		15,301			359,822	7.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford September 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	170	372	288	59.0	256,299	2.4	251,346
	June	186	-14.7	158	295	264	59.8	256,947	10.2	251,396
	July	182	-3.7	160	298	265	60.4	252,775	11.4	256,184
	August	187	-3.6	166	266	267	62.2	249,593	8.3	250,500
	September	149	-23.6	163	296	302	54.0	239,566	-5.0	240,727
	October									
	November									
	December									
	Q3 2011	578	13.8		929			236,626	2.8	
	Q3 2012	518	-10.4		860			247,827	4.7	
	YTD 2011	1,553	-6.0		2,682			237,102	3.3	
	YTD 2012	1,564	0.7		2,735			243,879	2.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
September 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34	105.6	122.4	382.7	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.2	913
	July	595	3.10	5.24	105.9	121.4	373.0	7.5	64.6	903
	August	595	3.10	5.24	106.0	121.8	373.2	7.3	64.4	894
	September	595	3.10	5.24		122.0	378.1	6.8	64.8	891
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
September 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34	114.1	122.4	67.6	8.3	67.9	836
	June	595	3.20	5.24	114.5	121.6	68.0	8.4	68.4	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.4	8.6	68.8	811
	September	595	3.10	5.24		122.0	68.8	8.4	69.0	811
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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